

TOWN OF HAMPTON  
ZONING BOARD OF ADJUSTMENT  
August 6, 2013

To Whom It May Concern:

The Zoning Board of Adjustment for the Town of Hampton will hold a public hearing on **Thursday, August 15, 2013**, at 7:00 PM, in the Selectmen's Meeting Room, 100 Winnacunnet Road to hear the following petitions:

- 35-13 The petition of Samir Shaikh c/o Hampton Harbor Hotel for property located at 210 Ashworth Ave. seeking relief from Articles 1.3, 4.5.2 and 6.3.2 to construct a new egress stair to make the existing structure / occupancy more conforming than it currently is. The requirements of the new egress stair and location are based on multiple Fire Engineer and Town of Hampton NH Fire Department Reviews. The addition of the new stair system is within 4' of the property line and eliminates an existing covered parking spot. Based on the existing units and parking requirements there are 23 spots required and 23 spots provided. There are 24 parking spots prior to the proposed stair addition; the reduction due to the new stair does not render the property more non-conforming. This property is located on Map 295, Lot 127 and in a BS Zone.
- 26-13 The petition of Seacoast Crossroads Realty Company, LLC for property located at 298 Exeter Rd. seeking relief from Article III as to Section 3.8; Article IV as to Section 4.7; and Article VI as to Sections 6.1 and 6.3.1 to construct six multi-family buildings, each with 25 one and two-bedroom units, where variances are needed for use, number of units per building, and parking. This property is located on Map 067, Lot 001 and in an I Zone.
- 27-13 The petition of Grigor & Juela Qirjazi for property located at 445 Lafayette Rd. seeking relief from dimensional yard variance Article 1.3 and 4.5.2 to add concrete pad to install 6' x 14' walk-in refrigeration unit. This property is located on Map 160, Lot 013 and in a B Zone.
- 28-13 The petition of Living Trust – Christopher Corsones Trustee through William Reddy for property located at 458 Winnacunnet Rd. seeking relief from Article 4.11 and 4.2 to make existing two-family legal. This property is located on Map 222, Lot 76 and in an RB Zone.
- 29-13 The petition of Peter D. Ross for property located at 580 Winnacunnet Rd. seeking relief from Articles 4.1.1, 4.4, 8.2.1, 8.2.3, 8.2.4 and 8.2.6 to completely demolish the existing motel and construct 12 one-bedroom and 11 two-bedroom garden-style, condominium units which will require variances for recreation area, height, setbacks, and number of units. This property is located on Map 235, Lot 007 and in a BS Zone.

- 30-13 The petition of Charles Rage MBR Segar LLC for property located at 119 Ocean Blvd. seeking relief from Article 6.3.9 to seek variance for off-site parking, to be located at 6 I Street. This property is located on Map 290, Lot 022 and in a BS Zone.
- 31-13 The petition of Charles Rage for property located at 119 Ocean Blvd. seeking relief from Article 11.5.A to seek variance for portable display of parasail brochures in a 4 ft. Tiki Style Cart. This property is located on Map 290, Lot 022 and in a BS Zone.
- 32-13 The petition of Albert W. Caswell and Mary A. Caswell for property located at 36 Seaview Ave. seeking relief from Article 1.3 and 4.5.1 to construct 32' x 6' front Farmer's Porch in place of existing front steps. This property is located on Map 133, Lot 034 and in a RA Zone.
- 33-13 The petition of Crowley Properties & Investment, LLC and NTC Real Estate Development, LLC through WDK Realty Trust, Warren Kelly, Trustee for property located at 31 and 33 Ocean Blvd. seeking relief from Articles 4.1.1, 4.5.1, 4.5.2, 8.2.3, 8.2.4 and 8.2.6 to demolish all existing structures and construct a 12 unit, two-bedroom condominium, each unit to consist of two levels, with the merger of three lots upon Planning Board approval which requires variances for the number of units and setbacks. This property is located on Map 296, Lots 33, 32 (including lot 20) and in a BS Zone.
- 34-13 The petition of JCM Capital Management, LLC/Happy Hampton, Inc./Raymond G. Blondeau/Chat, Chew & Play LLC through Green & Company Building and Development Corp. for property located at 5 Ashworth Ave., 275 Ocean Blvd., 5 Ashworth Ave. Rear, 253 Ocean Blvd., 9 Ashworth Ave. and 7 Ashworth Ave. seeking relief from Articles 4.1.1, 4.4, 4.5.1, 4.5.2, 8.2.3, 8.2.4 and 8.2.6 to construct a 56 unit 8 level, multi-family dwellings above approximately eight commercial units where variances are required for height, density and setbacks. Each unit would have two bedrooms, each with its own bathroom, each with its own entrance either from the other unit or from the hallway but combining six lots (as part of Planning Board review) having a combined area of 1.33 acres. This property is located on Map 282, Lots 85, 87-0001, 87-0002, 108, 83 and 84 and in a BS Zone.

## BUSINESS SESSION

### 1. Adoption of Minutes

NOTE: Petitions not called and in progress by 10:00 PM may be postponed to a later date.

Hampton Zoning Board of Adjustment  
Robert "Vic" Lessard, Chairman